

052.A

0001

0204.0

Map

Block

Lot

1 of 1
CARDCommercial
ARLINGTONAPPRaised:
USE VALUE:
ASSESSED:Total Card / Total Parcel
482,700 / 482,700
482,700 / 482,700
482,700 / 482,700

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 22 | | MILL ST, ARLINGTON |

OWNERSHIP

Unit #: 204

Owner 1: MOUNT AUBURN PROF SERVICES

Owner 2:

Owner 3:

Street 1: 330 MOUNT AUBURN STREET

Street 2: CLARK BLDG, ROOM 229

Twn/City: CAMBRIDGE

St/Prov: MA Cntry: Own Occ: N

Postal: 02238 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1213 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | I | INDUSTRIA | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 343 | Condo-Comm | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | MS | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 343 | 0.000 | 482,700 | | | 482,700 | | 144196 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/02/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | Parcel ID | | | PAT ACCT. | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|--|-----------|--|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | | | |
| 2020 | 343 | FV | 482,700 | 0 | . | . | 482,700 | 482,700 | Year End Roll | 12/18/2019 | | | | |
| 2019 | 343 | FV | 574,800 | 0 | . | . | 574,800 | 574,800 | Year End Roll | 1/3/2019 | | | | |
| 2018 | 343 | FV | 370,200 | 0 | . | . | 370,200 | 370,200 | Year End Roll | 12/20/2017 | | | | |
| 2017 | 343 | FV | 350,000 | 0 | . | . | 350,000 | 350,000 | Year End Roll | 1/3/2017 | | | | |
| 2016 | 343 | FV | 350,000 | 0 | . | . | 350,000 | 350,000 | Year End | 1/4/2016 | | | | |
| 2015 | 343 | FV | 242,700 | 0 | . | . | 242,700 | 242,700 | Year End Roll | 12/11/2014 | | | | |
| 2014 | 343 | FV | 242,700 | 0 | . | . | 242,700 | 242,700 | Year End Roll | 12/16/2013 | | | | |
| 2013 | 343 | FV | 242,700 | 0 | . | . | 242,700 | 242,700 | | 12/13/2012 | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | |
|------------------|--------|----------|---------|-----|------------|----------|------------|--------------------|-----------|----------------------|-----|-----------|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | |
| 8/21/2012 | 1039 | Manual | 19,880 | | | | | RELOCATE CABINETS | 10/2/2018 | Meas/Inspect | PH | Patrick H | | | | | |
| 2/22/2011 | 92 | Manual | 8,860 | | | | | CUT CONCRETE FLOOR | 7/20/2017 | I & E Return | EMK | Ellen K | | | | | |
| 10/23/2009 | 1036 | Renovate | 17,680 | | | | | | 3/28/2016 | I & E Return | EMK | Ellen K | | | | | |
| 10/15/2009 | 997 | Demoliti | 1,000 | | | | | | 2/23/2009 | Inspected | 197 | PATRIOT | | | | | |
| 7/29/2008 | 840 | Demoliti | 124,812 | C | | | | REMODEL 2 OFFICES | 5/1/1985 | | LO | | | | | | |
| 9/30/1994 | 549 | | 45,000 | C | | | | | | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | |
|---------------|-------------------|
| Type: | 63 - Condo Office |
| Sty Ht: | 4 - 4 Story |
| (Liv) Units: | 1 |
| Total: | 1 |
| Foundation: | 1 - Concrete |
| Frame: | 2 - Steel |
| Prime Wall: | 7 - Brick |
| Sec Wall: | % |
| Roof Struct: | 4 - Flat |
| Roof Cover: | 11 - Membrane |
| Color: | BRICK |
| View / Desir: | |

BATH FEATURES

| | |
|------------|----------------|
| Full Bath: | Rating: |
| A Bath: | Rating: |
| 3/4 Bath: | Rating: |
| A 3QBth: | Rating: |
| 1/2 Bath: | 1 Rating: Good |
| A HBth: | Rating: |
| OthrFix: | Rating: |

COMMENTS

SKETCH

GENERAL INFORMATION

| | |
|---------------|------------------|
| Grade: | C+ - Average (+) |
| Year Blt: | 1984 |
| Eff Yr Blt: | |
| Alt LUC: | |
| Alt %: | |
| Jurisdct: | G12 |
| Fact: | . |
| Const Mod: | |
| Lump Sum Adj: | |

INTERIOR INFORMATION

| | |
|----------------|------------------|
| Avg Ht/FL: | STD |
| Prim Int Wall: | 1 - Drywall |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 4 - Carpet |
| Sec Floors: | % |
| Bsmnt Flr: | |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 2 - Gas |
| Heat Type: | 1 - Forced H/Air |
| # Heat Sys: | 1 |
| % Heated: | 100 |
| % AC: | 100 |
| Solar HW: | NO |
| Central Vac: | NO |
| % Com Wall | % Sprinkled: |

OTHER FEATURES

| | |
|---------|---------|
| Kits: | Rating: |
| A Kits: | Rating: |
| Fpl: | Rating: |
| WSFlue: | Rating: |

RESIDENTIAL GRID

| | | |
|--------------|---------------------------------|----------|
| 1st Res Grid | Desc: | # Units: |
| Level | FY LR DR D K FR RR BR FB HB L O | |
| Other | | |
| Upper | | |
| Lvl 2 | | |
| Lvl 1 | | |
| Lower | | |
| Totals | RMs: BRs: Baths: HB | 1 |

CONDO INFORMATION

| | |
|--------------|---------------|
| Location: | |
| Total Units: | |
| Floor: | 2 - 2nd Floor |
| % Own: | 2.660000086 |
| Name: | 2 - 3002 |

DEPRECIATION

| | | | |
|-------------|--------------|-----|---|
| Phys Cond: | AV - Average | 28. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 28 | % |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 250.00 |
| Size Adj.: | 1.25000000 |
| Const Adj.: | 1.51439393 |
| Adj \$ / SQ: | 473.248 |
| Other Features: | 6349 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.04999995 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 670361 |
| Depreciation: | 187701 |
| Depreciated Total: | 482660 |
| WtAv\$/SQ: | AvRate: |
| Juris. Factor: | 1.00 |
| Special Features: | 0 |
| Final Total: | 482700 |
| Val/Su SzAd | 397.94 |
| Val/Su Net: | 397.94 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PARCEL ID

052.A-0001-0204.0

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

SKETCH

Undisplayed Areas:
FFL: 1213

IMAGE



AssessPro Patriot Properties, Inc